PT OF NW1/4 OF SW1/4
IN OR 2500/461
R583846

SINGLETON SALLY R
2490 JANE LANE
HILLIARD, FL 32046

2024

27-2N-23-0000-0006-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type		N/A 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

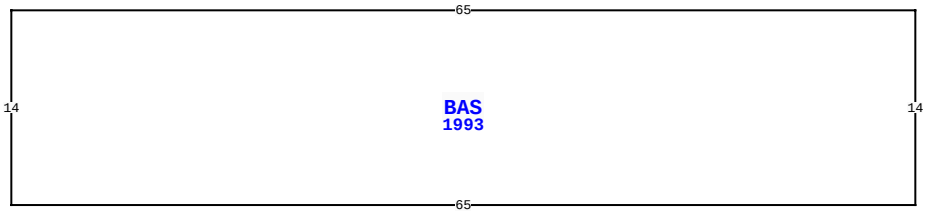
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	19,178
TOTALS	910		910	19,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	02	910	86.2000	70.25	63,928	1980	1980	0	0	0	70.00	30.00

1 MH OFFICE – 0% - 0 Heated Area: 910 HX Base Yr



2940 JANE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	19,178
TOTAL MARKET OB/XF VALUE	15,664
TOTAL LAND VALUE - MARKET	463,160
TOTAL MARKET VALUE	76,514
SOH/AGL Deduction	33,022
ASSESSED VALUE	43,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,492
TOTAL JUST VALUE	498,002
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	499,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2500/0461	1/27/2016	QC	U	I	11	100

GRANTOR: LLOYD ROGER M & SALLY

GRANTEE: SINGLETON SALLY R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E65 N14 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0	0	50	12	600.00	SF	15.00	15.00	100	1997	1997	3	25	2,250	
2	0681	POLE SHED	0	0	51	40	2,040.00	SF	15.00	15.00	100	2001	2001	3	29	8,874	
3	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00	13.00	100	1991	1991	3	20	1,040	
4	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1997	1997	3	25	3,500	

LAND DESCRIPTION

TOTAL OB/XF 15,664

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	10.94	AC		1.00	1.00	1.00	555.00	555.00	6,072							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	30.94	AC		1.00	1.00	1.00	14,000.00	14,000.00	433,160							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 31.94 Total Land Value: 41,672 Market: 433,160 Agricultural: 11,672 Common: 30,000 PRINTED 08/06/2024 BY SYS